

# **EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING AGENDA**

**THURSDAY, OCTOBER 8, 2020 (6PM)**

**(7610 HOLLISTER – OUTSIDE OF MEETING ROOM)**

**\*\*If enough ballots, then counting will begin. If not, delay to another time.\*\***

### **1. CALL BOARD MEETING TO ORDER**

### **2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

### **3. APPROVAL OF PRIOR MEETING MINUTES (8/13/20)**

### **4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

Operating Expenses are about 24+% under budget thru end of last month on cash basis

Res. Expenditures for last month: Painting & dry rot repair, landscape renovation, gym remodel

Motion to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Landscape recommendations & proposals: Conversion to drip; planting; trees; treatment of trees

Vendor Evaluation

### **5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- a. Dry rot repair & painting and approval/ratification of proposals & invoices
- b. Updating the governing documents with Stirling-Adams; Inspector of Elections – Todd Matson; Ballot sent to lower amendment requirement; extend deadline to gather enough ballots
- c. 7632 foundation work re : #245, 247, 248 sloping floor
- d. Repairs: DG paths, Sidewalk; Roofs; Siding or dry rot repairs
- e. Carport Fascias by Vineyard: Done 7602, 7606, 7610, 7602, 7620, 7624 & 7626, 7628; 7640; 7638; 7636; 7632; (remaining part of 7632 & 7630)
- f. Gym - update / Survey / Repairs / Remodel
- g. #321 – windows with grids
- h. Violations note
- i. Gutter guard mesh by Action Roof
- j. Pool status
- k. Parking lot post lamp light fixtures bids for replacement heads/fixtures
- l. Address signs
- m. Clean out sewer line from Meeting Rm toilet

### **6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. #327 patio – adding pots
- b. #346 hard flooring
- c. #313 new flooring
- d. #351 – 7634 trash enclosure gate; resealing patio; concrete patio; increase recycle pickup
- e. Pathways & signs
- f. Recording liens
- g. Other items to be put on next month's agenda (#232 new windows & slider)

### **7. EXECUTIVE SESSION**

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

### **8. ADJOURNMENT (Scheduled meeting – 11/12/20 @ 6PM via Zoom or 7610 Hollister, Meeting Room)**

egagenda.doc 10/3/20

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